

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-22

APPLICANT:

East Village at 12th Avenue, L.L.C.

DATE:

June 10, 2021

LOCATION:

SW corner of Lindsey Street and 12th

Avenue S.E.

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a PUD Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an amendment of the existing PUD, Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on Thursday, June 24, 2021 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Gunner Joyce, Attorney for the Applicant, (405) 310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





O F F I C E U S E

O N L Y

## Application for Pre-Development Informational Meeting

Case No. PD 2/-22

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 -- (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER East Village at 12th Avenue, LLC	c/o Rieger Law Group PLLC, Atto 136 Thompson Drive Norman, OK 73069	orney for Applicant
EMAIL ADDRESS c/o Rieger Law Group gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) C/O Gunner Joyce, Attorney for Applicant (405) 310-5274 BEST TIME TO CALL: M-F Business Hours	
Concurrent Planning Commission review requested and appl	ication submitted with this application.	
A proposal for development on a parcel of land, generally lo 12th Avenue SE.	• •	sey Street and
Council for consideration within the next six months.  The Proposed Use(s) in this development will include (plea.	cres, will be brought forward to the Planning se describe specific land uses and approxima	·
each use):		
The Applicant seeks to amend the existing PUD		
the allowable uses for the ground floor retail unit		na dispensaries,
No changes to the existing buildings are contem	plated with this request.	
This proposed development will necessitate (check all that apply):    Growth Boundary  Land Use	Items submitted:  Deed or Legal Description  Radius Map  Certified Ownership List	Concurrent Planning Commission Review Requested:
☐ Transportation ☐ Rezoning to CCFVD District(s)	Written description of project	Received on:
Special Use for	Preliminary Development Map	1:29
☐ Preliminary Plat (Plat Name)	☐ Greenbelt Enhancement Statement	ata.m./p.m.
□ Norman Rural Certificate of Survey (COS)	☑ Filing fee of \$125.00	by mit
☐ Commercial Communication Tower	Current Plan Designation:	



June 7, 2021

City of Norman Planning Department 201 West Gray Norman, OK 73069

> RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent the Applicant in the attached application for Pre-Development Information Meeting. The Applicant seeks to amend the existing PUD for this property. The amendment will seek to update the allowable uses for the ground floor retail units, such as the inclusion of medical marijuana dispensaries. No change to the existing buildings is contemplated with this request.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. We thank you for your consideration.

> Very Truly Yours, RIEGER LAW GROUP PLLC

> > GUNNER B. JOYCE Attorney at Law

Site Plan

Lots 1 – 3 of East Village,
a Planned Unit Development

